

COPY

Project Narrative

Request for a special permit for change of use to two-family

263 Providence Road South Grafton, MA 01560

We purchased the subject at 263 Providence Street on February 2nd, 2018 (attached public record)

The property is presently zoned as Residential. The previous owners were using the property as single family home and using the carriage house as home office space. We would like to convert the upper floor of the carriage house into 2 bedroom apartment. In order to rent this apartment we would like the town of Grafton to grant us a special permit to update the town listing of 263 Providence Street to a two-family dwelling. This is intended to be an owner occupied two family where we occupy the main house. We currently own and rent a two family in North Grafton 15 Prospect Street for the last 17 years and wish to do the same here.

Attached to the main house is a 40ft*30ft carriage house. Above the carriage house garage area there is a large finished space with heat, a full bathroom, and a loft space. This space is approximately 1600sq feet with the loft area. This is being currently used as a home office. The property has just recently connected to the town sewer as part of the sale.

We are proposing to convert the finished space above the carriage house into 2 bedroom apartment. This apartment will be for rental purposes. The space is currently finished with forced hot air, a full bathroom, and two egresses front and back. We will install new kitchen and also frame 2 bedrooms into the existing finished space. All the work will be done within the building codes and while pulling all the town construction permits.

There are at least 8 parking spaces at the location.

Please refer to all attached documentation.

Thank You.

Matthew & Amy Firlings

EXHIBIT 3

RECEIVED

FEB - 2 2018

**PLANNING BOARD
GRAFTON, MA**